BK 3679

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVENUE NORTH, NASHVILLE, TENNESSEE

For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by HENSLEE STEWART AND WIFE, JO KATE STEWART, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MURPHREE REALTY COMPANY, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to wit:

BEING LOT No. 160 ON THE PLAN OF SECTION I WARNER PARK VALLEY OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14, REGISTER'S OFFICE FOR SAID COUNTY.
BEGINNING AT APOINT IN THE EAST MARGIN OF VAUGHN'S GAP ROAD, AT THE CORNER OF LOTS 160 AND 161; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 150 FEET TO THE WEST LINE OF LOT No. 179; THENCE WITH THE LINE BETWEEN LOTS 160 AND 179, SOUTHERLY 100 FEET TO THE NORTH MARGIN OF PERCY DRIVE; THENCE WITH THE MARGINOF THE SAME, WESTERLY 125 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 39.3 FEET TO THE MARGIN OF VAUGHN'S GAP ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 75 FEET TO THE POINT OF BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO MURPHREE REALTY COMPANY, BY DEED FROM JOSEPH MARTIN SR., TRUSTEE OF RECORD IN BOOK 3532, PAGE 605, REGISTER'S OFFICE.
THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS IN BOOK 3466, PAGE 89, ORIGINALLY MADE APPLICABLE TO TRIANGLE RANCHLAND, SECTION I, BUT SUBSEQUENTLY MADE APPLICABLE TO SECTION WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14 BY AN INSTRUMENT OF RECORD IN BOOK 3577, PAGE 511, WHICH INSTRUMENT ALSOR AMENDS PARAGRAPH 15 SECTION B OF SAID RESTRICTIONS, AND TO THE EASEMENTS AND LIMITATIONS AS SHOWN ON THE MAP OF RECORD IN BOOK 3600, PAGE 12, 13, AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
6336	PERCY DRIVE	NASHVILLE,	TENNESSEE	
No.	Street	City	Zone	State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 1964 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 6TH day of FEBRUARY, 1964.

MURPHREE REALTY COMPANY
BY John W. Murphree
TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, VIRGINIA E. MITCHELL, a Notary Public of the State and County aforesaid, personally appeared JOHN W. MURPHREE with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT of the MURPHREE REALTY COMPANY the within named bargainor, a corporation, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the MURPHREE REALTY COMPANY by himself as PRESIDENT.

Witness my hand and seal at NASHVILLE, TENNESSEE, this the 6TH day of FEBRUARY, 1964.

My commission expires NOV 21ST, 1965

Virginia E. Mitchell
Notary Public
VIRGINIA E. MITCHELL

Warranty Deed
From MURPHREE REALTY COMPANY
To HENSLEE STEWART AND WIFE, JO KATE STEWART
(MURPHREE MORTGAGE COMPANY)
14430
($22,800.00)

Received for record FEB 18 1964 at 2:14 o'clock P.M.
Noted in Book 68 Page 13
Recorded in Book 3679 Page 220
Recording Fee $2.00
REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE
By [illegible] Register

MURPHREE MORTGAGE COMPANY

PG 220